045.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,500 / 957,500
					USE VALUE:	957,500 / 957,500
					ASSESSED:	957,500 / 957,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136	-138	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	41 DUDLEY STREET LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHURCHILL PL
Street 2:	C/O CHARLES PIGOTT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIGOTT CHARLES A/ETAL -
Owner 2:	PIGOTT JANE F -
Street 1:	15 WINDERMERE PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2898 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4522.000	508,300	4,700	444,500	957,500
Total Card	0.104	508,300	4,700	444,500	957,500
Total Parcel	0.104	508,300	4,700	444,500	957,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.40 /Parcel: 330.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,300	4700	4,522.	444,500	957,500		Year end	12/23/2021
2021	104	FV	485,200	4700	4,522.	444,500	934,400		Year End Roll	12/10/2020
2020	104	FV	485,300	4700	4,522.	444,500	934,500	934,500	Year End Roll	12/18/2019
2019	104	FV	373,100	4700	4,522.	472,300	850,100	850,100	Year End Roll	1/3/2019
2018	104	FV	373,100	4700	4,522.	344,500	722,300	722,300	Year End Roll	12/20/2017
2017	104	FV	349,900	4700	4,522.	300,100	654,700	654,700	Year End Roll	1/3/2017
2016	104	FV	349,900	4700	4,522.	255,600	610,200	610,200	Year End	1/4/2016
2015	104	FV	311,700	4700	4,522.	250,000	566,400	566,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3851

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT CHARLES	61210-375		2/15/2013	Convenience	10	No	No		
PIGOTT WILLIAM	28048-439		1/6/1998		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2009	Measured	197	PATRIOT
3/28/2000	Inspected	264	PATRIOT
3/6/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4522		Sq. Ft.	Site		0	80.	1.23	1									444,527						444,500	

USER DEFINED

Prior Id # 1:	32075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 32075
GIS Ref:
GIS Ref:
Insp Date: 04/13/09
!3851!

PRINT

Date	Time
12/29/21	23:41:38

LAST REV

Date	Time
07/05/19	09:10:18
mmcmakin	

Patriot Properties Inc.

Total AC/HA:	0.10381	Total SF/SM:	4522	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	444,527	Spl Credit		Total:	444,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05760872
Const Adj.:	0.98990101
Adj $ / SQ:	188.447
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736624
Depreciation:	228353
Depreciated Total:	508271

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	4	
Totals			
2	12	6	

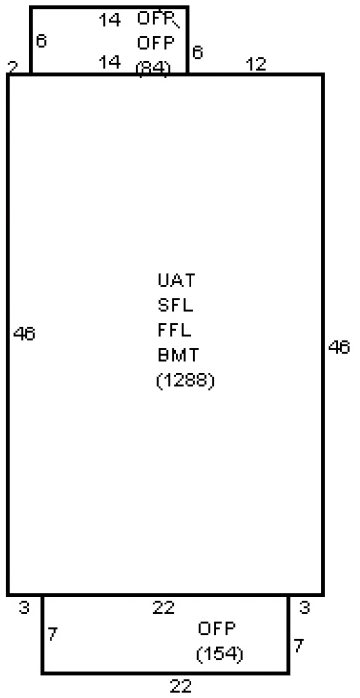
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.45
Special Features:	0	Val/Su Net:	112.76
Final Total:	508300	Val/Su SzAd	197.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	56.530	72,816
FFL	First Floor	1,288	188.450	242,720
SFL	Second Floor	1,288	188.450	242,720
OFP	Open Porch	322	21.410	6,893
UAT	Upper Attic	322	131.910	42,476

Net Sketched Area:	4,508	Total:	607,625
Size Ad	2576	Gross Area	5474	FinArea	2898
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700